

Tender Submission Requirements & Checklist

➔ A Tender, the deposit and the envelope containing your Tender must be submitted in exact accordance with the *Municipal Act*, 2001 and the Municipal Tax Sales Rules.

➔ In order to submit a Tender **that will not be rejected**, please follow the step-by-step directions below for each category in order to ensure that your Tender meets these requirements:

Your Tender must:

☐

Be in **Form 7 – Tender to Purchase** as per O. Reg. 181/03, Form 7

☐

Be typewritten or legibly handwritten in ink

☐

Relate to **only one** parcel of land
(If you want to bid on 5 properties, you need to submit 5 separate Tenders and 5 separate Deposits in 5 separate envelopes)

☐

Be addressed to the Treasurer or designate

☐

Be equal to or greater than the Minimum Tender Amount as shown in the advertisement

☐

Not include any term or condition not provided for in the Municipal Tax Sale Rules

☐

Be accompanied by a Deposit of at least 20% of the amount you Tender

Your Deposit must:

☐

Be at least 20% of the amount you Tender calculated to 3 decimal points
(If you Tender \$10,000, 20% of that amount rounded to 3 decimal points is \$ \$2,000.002, so your Deposit would need to be \$2,000.01) (*Carrocci v. The Corporation of the Township of McDougall*, [2004])

☐

By made by way of money order or by way of bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the Bank Act (Canada), a trust corporation registered under the Loan and Trust Corporations Act or a credit union within the meaning of the Credit Unions and Caisses Populaires Act, 1994;

➔ Where two or more Tenders are equal, the Tender that was received by the Municipality earlier shall be deemed to be the Higher Tenderer

➔ If you are ascertained as the Higher Tenderer or the Lower (Second Highest) Tenderer, you will have 14 calendar days of the date the Municipality sends you Notice of this to pay the balance of the Tender owing, applicable land transfer tax, accumulated taxes and HST (if applicable) **or your Deposit will be forfeited to the Municipality and the property will be either offered to the Lower (Second Highest) Tenderer or may vest to the Municipality**

Your Envelope must:

☐

Be completely sealed

☐

Indicate on it that it is for a Tax Sale

☐

Include a short description or municipal address of the land on it sufficient to permit the Treasurer to identify the parcel of land to which the Tender relates

☐

Relate to **only one** parcel of land

Submitting your Tender

- ➔ Your Tender can be delivered in person, or sent by courier or by mail
- ➔ It must be received by the Municipality before 3:00 p.m. of the date of the Tax Sale

Withdrawing your Tender

- ➔ The Municipality must receive your written request to withdraw your Tender before 3:00 p.m. local time on the date of the Tax Sale
- ➔ Your Tender will be opened at the same time as all other Tenders

Cancelling a Tax Sale

- ➔ A Municipality can cancel a Tax Sale **at any time** before a Tax Deed or Notice of Vesting is registered (*Cunningham v. Front of Yonge (Township)* (2003))

If you **DO NOT** meet the exact requirements as set out above, **YOUR TENDER WILL BE REJECTED!**

FORM 7
TENDER TO PURCHASE

Municipal Act, 2001

The Corporation of the Township of Tay

TO:	NAME:	Emmie Carlson
		Treasurer
	ADDRESS:	450 Park Street
		PO Box 100
		Victoria Harbour, Ontario L0K 2A0
	TELEPHONE:	(705) 534-7248
		For all inquiries, please contact Rebecca Faithfull, Deputy Treasurer at Ext. 226

Re: SALE OF: (Description of Land)

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1. I/we hereby tender to purchase the land described above for the amount of \$.....
(..... dollars) in accordance with the terms and conditions of
the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on November 26,
2025, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$.....
(..... dollars) in favour of the
Corporation of the Township of Tay representing 20 percent or more of the tendered amount which will be forfeited if I/we are the
successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land
transfer tax and HST, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that
I/we are the successful tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at this day of , 2025 .

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone No. of Tenderer	Phone No. of Tenderer
Alternate Contact Information	Alternate Contact Information
(Insert an additional contact number or email address at which you can be reached)	(Insert an additional contact number or email address at which you can be reached)

FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sales Rules

THE CORPORATION OF THE TOWNSHIP OF TAY

Take Notice that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on Wednesday, November 26, 2025, at the Corporation of the Township of Tay Municipal Office, 450 Park Street, Victoria Harbour, Ontario L0K 2A0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Municipal Office, 450 Park Street, Victoria Harbour, ON.

Description of Lands:

ROLL NO. 43 53 040 003 19200 0000, 2664 OLD FORT RD, MIDLAND, PIN 58513-0303 LT, PT W1/2 LT 13 CON 3 TAY; PT E1/2 LT 14 CON 3 TAY AS IN RO606074; TAY, FILE SETY24-001

Minimum Tender Amount: \$99,055.37

According to the last returned assessment roll, the assessed value of the land is \$487,000.00.

ROLL NO. 43 53 040 009 09600 0000, 8 LONG POINT RD, WAUBAUSHENE, PIN 58501-0032 LT, LT 29 PL 1320 TAY; TAY, FILE SETY24-007

Minimum Tender Amount: \$18,430.53

According to the last returned assessment roll, the assessed value of the land is \$115,000.00.

ROLL NO. 43 53 050 001 37700 0000, 571 NINTH AVE, PORT MCNICOLL, PIN 58479-0167 LT, LT 788 PL 569 TAY; TAY, FILE SETY24-008

Minimum Tender Amount: \$8,922.89

According to the last returned assessment roll, the assessed value of the land is \$11,300.00.

ROLL NO. 43 53 050 001 44300 0000, 683 MIDLAND AVE, PORT MCNICOLL, PIN 58479-0205 LT, LT 141 E/S MIDLAND ST, 142 E/S MIDLAND ST PL 549 TAY; TAY, FILE SETY24-010

Minimum Tender Amount: \$13,252.64

According to the last returned assessment roll, the assessed value of the land is \$9,900.00.

ROLL NO. 43 53 050 001 45200 0000, 505 HELEN DUNCAN ST, PORT MCNICOLL, PIN 58480-0012 LT, LT 1172 E/S MIDLAND AV, 1173 E/S MIDLAND AV PL 569 TAY; TAY, FILE SETY24-011

Minimum Tender Amount: \$8,060.63

According to the last returned assessment roll, the assessed value of the land is \$16,000.00.

ROLL NO. 43 53 050 001 94400 0000, 230 DIGNARD AVE, PORT MCNICOLL, PIN 58482-0145 LT, LT 85 PL 946 TAY S/T THE INTEREST IN RO819050; TAY, FILE SETY24-012

Minimum Tender Amount: \$13,543.70

According to the last returned assessment roll, the assessed value of the land is \$39,500.00.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality (or board).

Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. Responsibility for ascertaining these matters rests with the potential purchasers.

This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable,

such as land transfer tax and HST.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender, visit: www.OntarioTaxSales.ca or if no internet access available, contact:

Rebecca Faithfull, Deputy Treasurer
The Corporation of The Township of Tay
450 Park Street
PO Box 100
Victoria Harbour, Ontario L0K 2A0
(705) 534-7248 Ext. 226
rfaithfull@tay.ca
www.tay.ca

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$99,055.37
Region	THE COUNTY OF SIMCOE	Property Identification No.	58513-0303 LT
Municipal Address	2664 OLD FORT RD, MIDLAND	Assessment Roll No.	43 53 040 003 19200 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-001

Legal Description
PT W1/2 LT 13 CON 3 TAY; PT E1/2 LT 14 CON 3 TAY AS IN RO606074; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: NOT PROVIDED DEPTH: NOT PROVIDED AREA: 50.850 HECTARE
Municipal Assessment Value	\$487,000.00
Annual Property Taxes	\$5,364.65
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Possibly a barn and/or shed(s)
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	Yes
What is the Closest Major Intersection?	Highway 12 and Old Fort Road
Are there any Nearby Amenities?	A short drive to the Town of Midland which has shopping, restaurants, etc.

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	"C5", "M1-6", "MAR", "RU", "EP"
Zoning Code Description (Please provide a short description)	Rural Commercial "C5" permitted uses: auction centre, farm implement dealer, feed mill, fertilizer plan, nursery or garden centre, seed cleaning plant, single detached dwelling and accessory dwelling unit General Industrial Exception Six "M1-6". Exception Six: Notwithstanding anything in this By-law to the contrary, the only permitted use of those lands zoned "M1-6" shall be a stump and brush disposal site. Mineral Aggregate Resource "MAR". Permitted Uses included: accessory single detached dwelling, agricultural use, conservation, forestry, pit, quarry. Rural "RU". Permitted uses include accessory dwelling unit, bed and breakfast establishment, conservation use, conservation and wildlife sanctuary, forest reserve, general agricultural use, home occupation, home industry, hobby farm, intensive agricultural use, commercial kennel, private

	kennel, outdoor recreational area, private park, public park, seasonal fruit/vegetable/flower/farm produce sales outlet, single detached dwelling, veterinary establishment Environmental Protection “EP”. Permitted uses include conservation use, conservation and wildlife sanctuary, existing agricultural use, forestry use.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Public
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer		Title: Planning Technician
Telephone: 705-534-7248	Ext: 238	Email: planning@tay.ca



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Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$18,430.53
Region	THE COUNTY OF SIMCOE	Property Identification No.	58501-0032 LT
Municipal Address	8 LONG POINT RD, WAUBAUSHENE	Assessment Roll No.	43 53 040 009 09600 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-007

Legal Description
LT 29 PL 1320 TAY; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA FRONTAGE: 48.86 FT DEPTH: NOT LISTED AREA: 0.048 HECTARE
Municipal Assessment Value	\$115,000.00
Annual Property Taxes	\$1,406.63
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	They appear to be sheds
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Sturgeon Bay
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Long Point Road and Wilcox Road
Are there any Nearby Amenities?	Short drive to gas stations, restaurants, marinas and Highway 400.

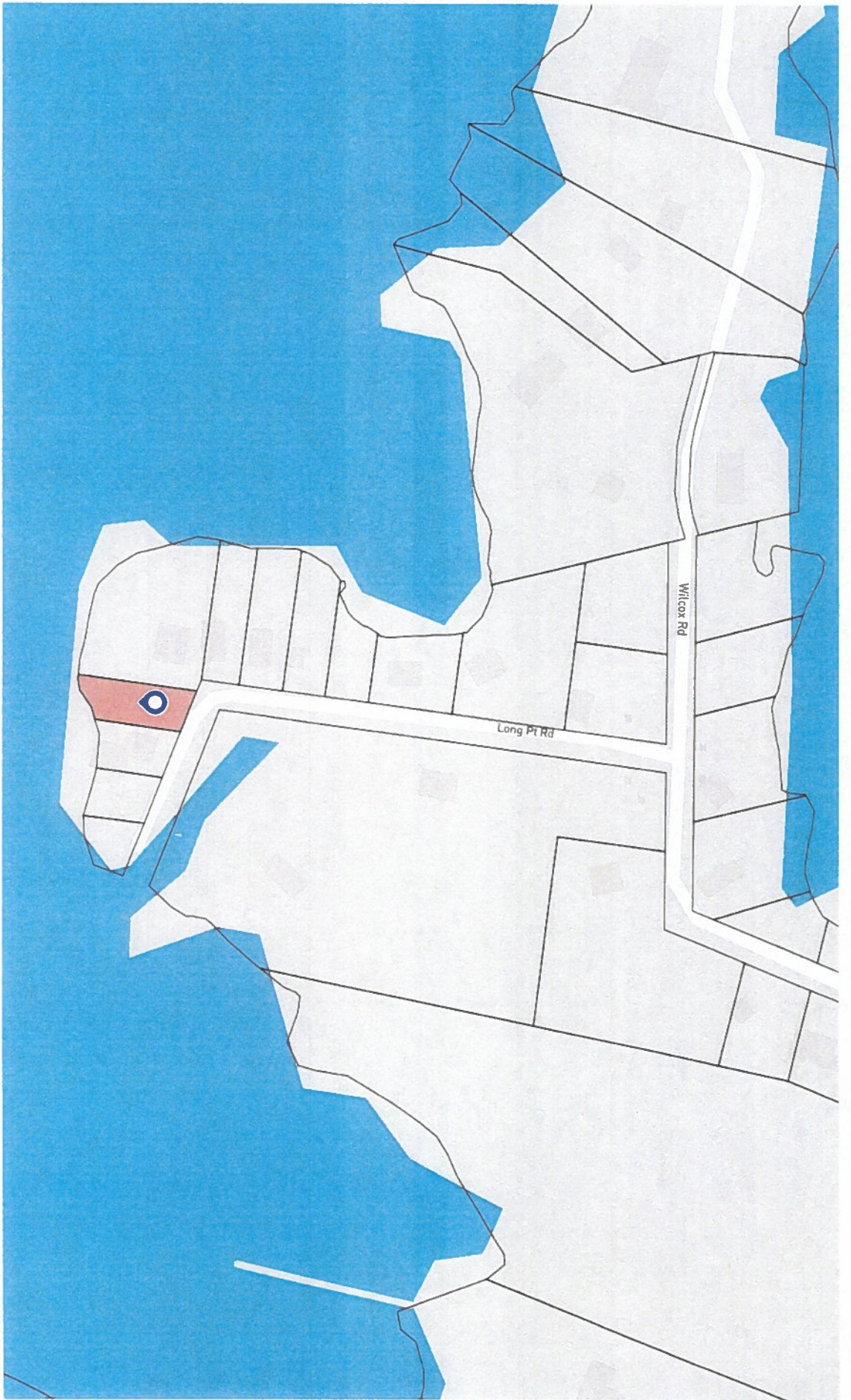
Additional Information to include in Listing
Property serviced by private well and septic system. Property is a waterfront property. Setback requirements to the 178.0 G.S.C. elevation applies to future proposals.

Building & Planning Details

Municipal Zoning Code	"LSR"
Zoning Code Description (Please provide a short description)	Limited Service Residential "LSR", permitted uses include single detached dwelling, accessory dwelling unit, home occupation.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Private Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$8,922.89
Region	THE COUNTY OF SIMCOE	Property Identification No.	58479-0167 LT
Municipal Address	571 NINTH AVE, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 37700 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-008

Legal Description
LT 788 PL 569 TAY; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 25.00 FT DEPTH: 115.00 FT AREA: 0.028 HECTARE
Municipal Assessment Value	\$11,300.00
Annual Property Taxes	\$138.21
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Simcoe Ave and Alberta Street
Are there any Nearby Amenities?	Close to the Port McNicoll Community Centre and Magnus Beach at Patterson Park.

Additional Information to include in Listing
In order to develop, a road constructed to municipal standards and an extension of municipal water and wastewater services would be required to remove the holding symbol.

Building & Planning Details

Municipal Zoning Code	"R2-21(H)"
Zoning Code Description (Please provide a short description)	Village Residential Exception Twenty-one Hold "R2-21(H)" Exception Twenty-one states: Notwithstanding the General Provisions of Subsections 4.5.1 "Frontage on a Public Street" and 8.1 "General Prohibition" regarding servicing by municipal piped water supply and sanitary sewer system, on lands zoned "R2-21" an existing single detached dwelling may be used in accordance with the provisions of Section 8 Village Residential "R2". Permitted uses: singled detached dwelling, semi detached dwelling, accessory dwelling unit, home occupation and bed and breakfast establishment.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No
Is a Demolition Permit Available?	N/A

Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Not currently connected but municipal water is available in the area. As the property fronts on the water system there is a \$178.00 Water infrastructure levy (fee subject to changes) charged yearly on the final tax bill. This amount is not reflected above in the Annual Property Tax amount listed.
Is the Property Accessible by a Public or Private Road?	No road access
If No, Is the Property Accessible by a Right-of-Way?	The property fronts on an unopen Right-of-Way
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Kathryn Beemer		Title: Planning Technician
Telephone: 705-534-7248	Ext: 238	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$13,252.64
Region	THE COUNTY OF SIMCOE	Property Identification No.	58479-0205 LT
Municipal Address	683 MIDLAND AVE, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 44300 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-010

Legal Description
LT 141 E/S MIDLAND ST, 142 E/S MIDLAND ST PL 549 TAY; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA FRONTAGE: 85.50 FT DEPTH: 116.00 FT AREA: 0.089 HECTARE
Municipal Assessment Value	\$9,900.00
Annual Property Taxes	\$121.10
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Seventh Ave and Assiniboia St
Are there any Nearby Amenities?	Close to the Port McNicoll Community Centre and Magnus Beach at Patterson Park.

Additional Information to include in Listing
Recommended to confirm with the Operational Services department the costs to extend water main to property and to install water and sewer laterals.

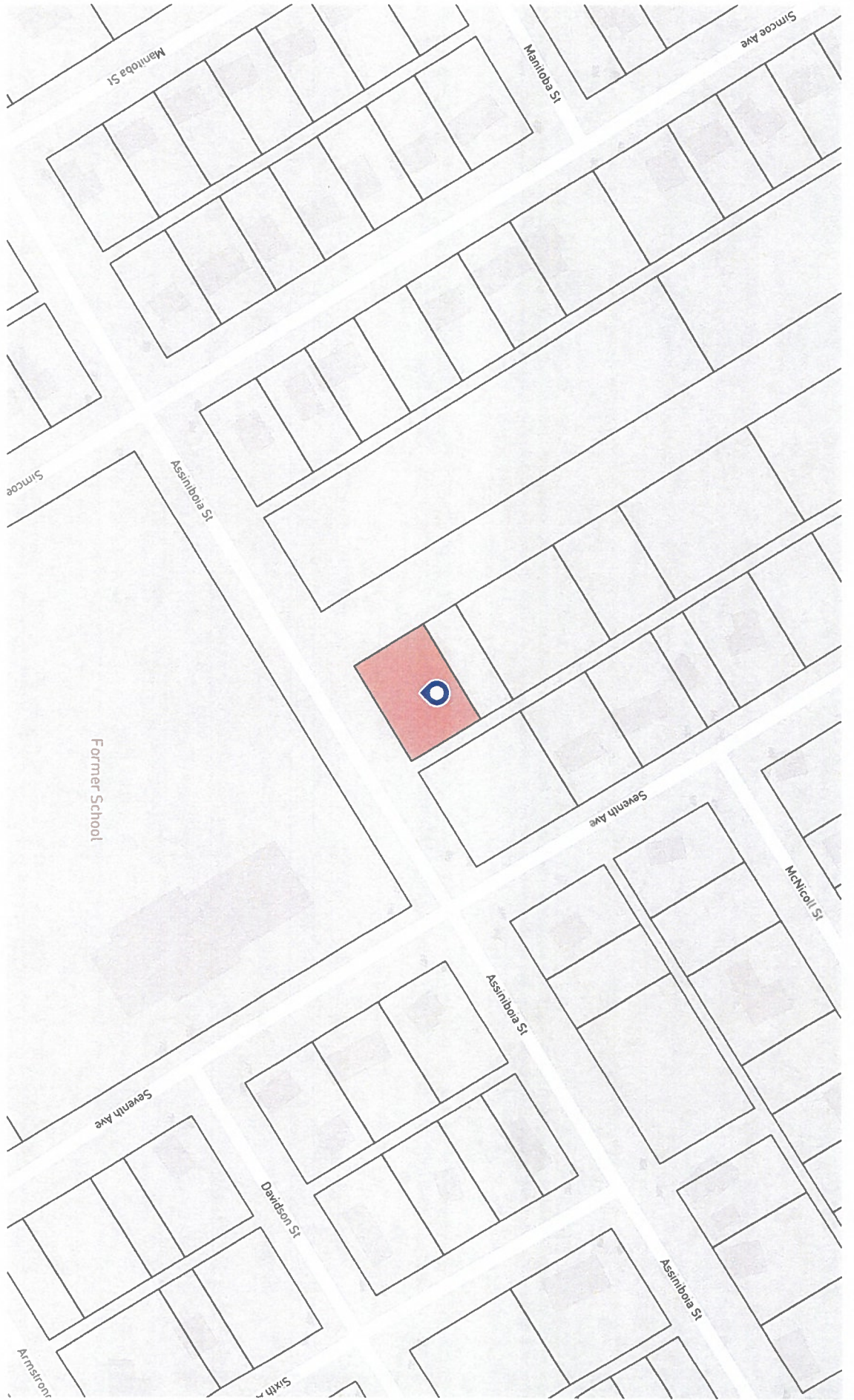
Building & Planning Details

Municipal Zoning Code	"R2"
Zoning Code Description (Please provide a short description)	Village Residential "R2" permitted uses include single detached dwelling, semi detached dwelling, accessory dwelling unit, home occupation and bed and breakfast establishment.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	N/A
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Not currently connected but municipal water and wastewater is available in the area. As the property fronts on the wastewater system there is a \$189.00 Sewer infrastructure levy (fee subject to changes) charged yearly on the final tax bill. This amount is not reflected above in the Annual Property Tax amount listed.
Is the Property Accessible by a Public or Private Road?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A

Is the Property Land Locked?	No
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Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$8,060.63
Region	THE COUNTY OF SIMCOE	Property Identification No.	58480-0012 LT
Municipal Address	505 HELEN DUNCAN ST, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 45200 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-011

Legal Description
LT 1172 E/S MIDLAND AV, 1173 E/S MIDLAND AV PL 569 TAY; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 56.60 FT DEPTH: 116.00 FT AREA: 0.061 HECTARE
Municipal Assessment Value	\$16,000.00
Annual Property Taxes	\$195.71
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Seventh Ave and Athabaska St
Are there any Nearby Amenities?	Close to the Port McNicoll Community Centre and Magnus Beach at Patterson Park.

Additional Information to include in Listing
Road access to municipal standards and municipal services would need to be established to support a hold removal and issue a building permit.

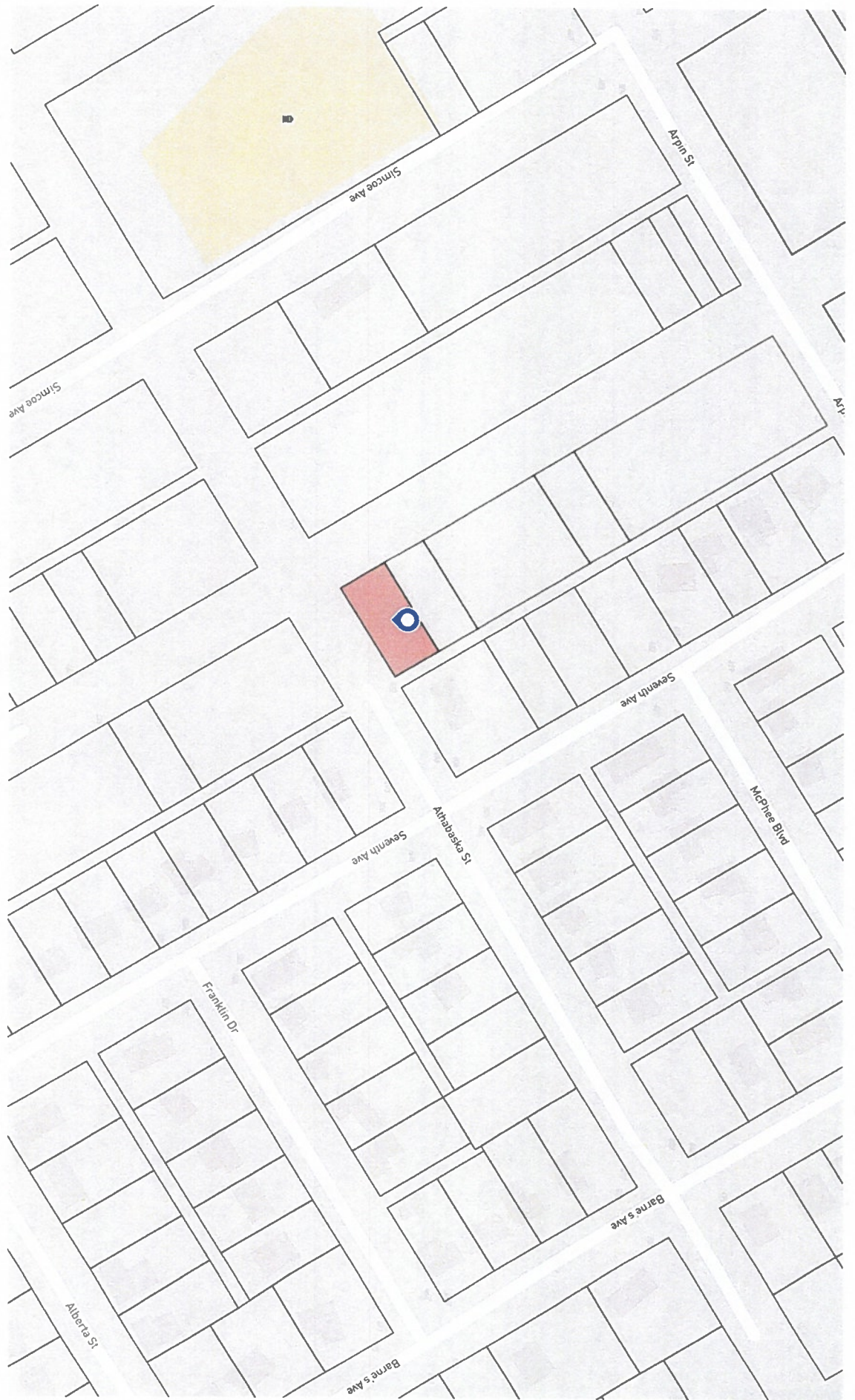
Building & Planning Details

Municipal Zoning Code	"R2-21(H)"
Zoning Code Description (Please provide a short description)	Village Residential Exception Twenty-one Hold "R2-21(H)" Exception Twenty-one states: Notwithstanding the General Provisions of Subsections 4.5.1 "Frontage on a Public Street" and 8.1 "General Prohibition" regarding servicing by municipal piped water supply and sanitary sewer system, on lands zoned "R2-21" an existing single detached dwelling may be used in accordance with the provisions of Section 8 Village Residential "R2"." Permitted uses: singled detached dwelling, semi detached dwelling, accessory dwelling unit, home occupation and bed and breakfast establishment.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No
Is a Demolition Permit Available?	N/A
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Not currently connected but municipal water and wastewater is available in the area.

Is the Property Accessible by a Public or Private Road?	There is currently no road access. A private road agreement or an extension of the public roads to municipal standards would be required.
If No, Is the Property Accessible by a Right-of-Way?	The east side of the property fronts on an existing road.
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Kathryn Beemer		Title: Planning Technician
Telephone: 705-534-7248	Ext: 238	Email: planning@tay.ca



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$13,543.70
Region	THE COUNTY OF SIMCOE	Property Identification No.	58482-0145 LT
Municipal Address	230 DIGNARD AVE, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 94400 0000
Closing Date	NOVEMBER 26, 2025	Municipal File No.	SETY24-012

Legal Description
LT 85 PL 946 TAY S/T THE INTEREST IN RO819050; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 80.00 FT DEPTH: 79.00 FT AREA: 0.051 HECTARE
Municipal Assessment Value	\$39,500.00
Annual Property Taxes	\$483.15
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Dignard Ave and Limestone Ave
Are there any Nearby Amenities?	Close to Port McNicoll Community Centre and Magnus Beach at Patterson Park.

Additional Information to include in Listing
Municipal water hook up, and tertiary septic system are required, as well as being a successful candidate in the next lottery system to develop the property.

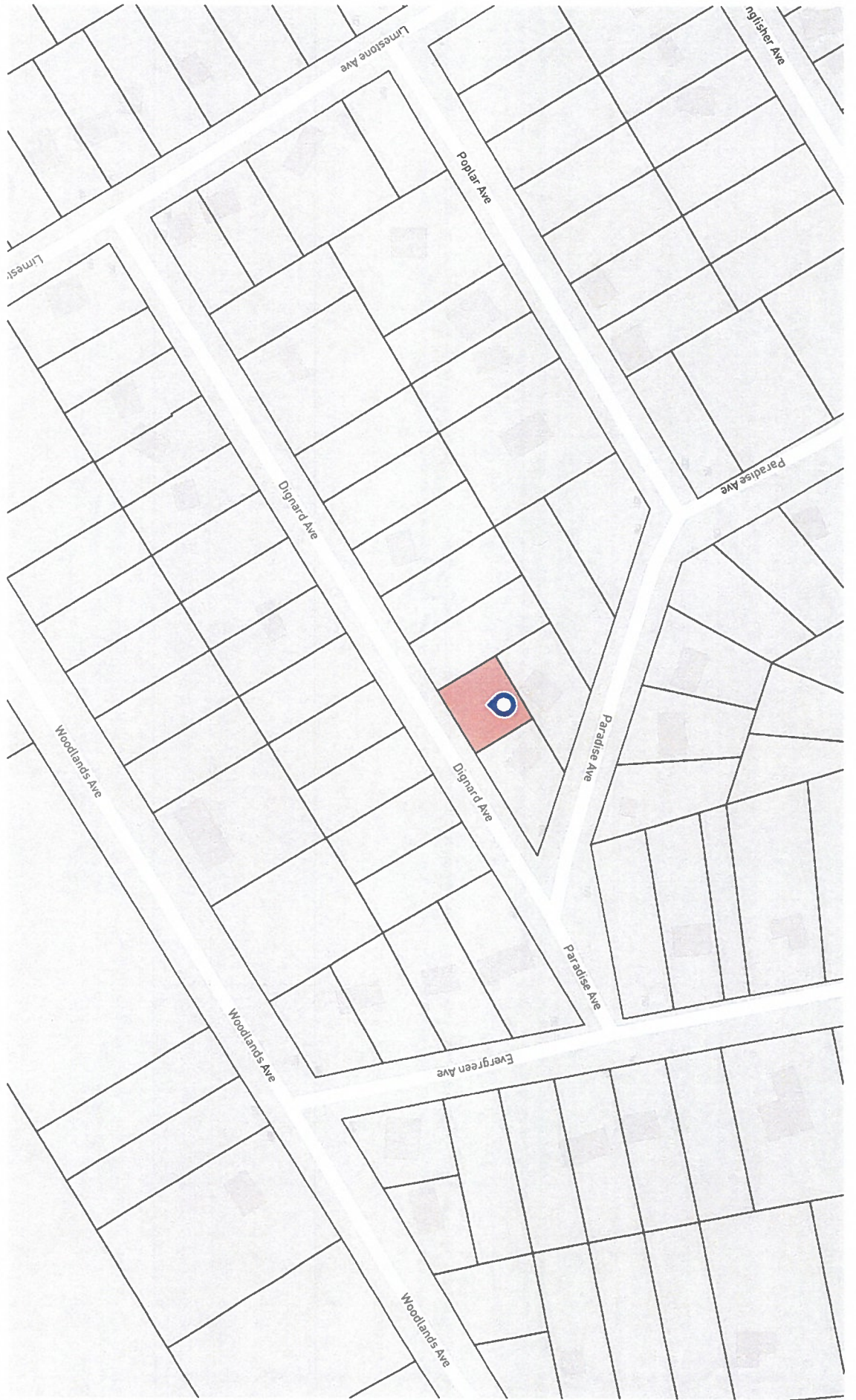
Building & Planning Details

Municipal Zoning Code	"R2-16(H)"
Zoning Code Description (Please provide a short description)	Village Residential Exception Sixteen Hold "R2-16(H)" A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision. Vacant lots in Grandview Beach Paradise Point can develop in phases with a lottery system hosted by the municipality. The property owner would need to apply for the next lottery which will be held in 2-3 years. Permitted uses include single detached dwelling. Accessory dwelling units, and bed and breakfast establishment on not permitted within this zone.
Can the Property be Re-Zoned?	Yes – the holding symbol can be removed if property owner is successful in the lottery.
Is a Building Permit Available?	No
Is a Demolition Permit Available?	N/A
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Not currently connected but municipal water is available in the area.
Is the Property Accessible by a Public or Private Road?	Public Road

If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer		Title: Planning Technician
Telephone: 705-534-7248	Ext: 238	Email: planning@tay.ca



TAX SALE

SEALED TENDER

To:

**Emmie Carlson
Treasurer**

Township of Tay
450 Park Street
PO Box 100

Victoria Harbour, Ontario L0K 2A0

Tender Received

Date: _____

Time: _____

(Municipal Use Only)

Important Municipal Notice

This Envelope MUST ...

- Be Date and Time marked when it is received
- Be completely sealed
- **NOT** be accepted after **3pm on November 26, 2025**

Please provide above the legal description or municipal address of the land sufficient to permit the treasurer to identify the parcel of land to which the tender relates.

SALE OF LAND BY PUBLIC TENDER